



THE
A-TEAM

**RE/MAX
FIRST**

96 CITYLINE Point, Calgary T3N 2H6

MLS®#: **A2158366** Area: **Cityscape** Listing **08/16/24** List Price: **\$934,786**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,944**
Lot Information Low Sqft:
 Lot Sz Ar: **5,338 sqft** Ttl Sqft: **2,944**
 Lot Shape:

DOM

34
Layout
 Beds: **5 (5)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`4" x 6`7"	Dining Room	Main	11`11" x 10`11"
Foyer	Main	9`1" x 15`4"	Kitchen	Main	13`3" x 13`1"
Living Room	Main	24`11" x 21`0"	Mud Room	Main	5`6" x 12`10"
Bedroom	Main	9`0" x 9`11"	Conservatory	Main	9`0" x 6`2"
5pc Bathroom	Second	10`4" x 8`5"	5pc Ensuite bath	Second	10`3" x 13`7"
Bedroom	Second	10`6" x 11`10"	Bedroom	Second	16`5" x 12`0"
Bedroom	Second	10`5" x 11`4"	Family Room	Second	20`0" x 16`8"

Laundry
Walk-In Closet

Second
Second

9`1" x 5`4"
8`10" x 6`7"

Bedroom - Primary

Second

13`0" x 18`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310537

Zoning:
R-G

Remarks

Pub Rmks:

2023 Newly-Built Home | Scenic Pond Views | Walkout Lot | 2,944 SqFt | Premium Upgrades | Elegant Spice Kitchen Welcome to your new home, an exquisite newly-built residence from 2023, ideally situated on a coveted walkout lot with breathtaking views of a serene pond. This meticulously crafted home offers over 2,900 square feet of luxurious living space, blending modern sophistication with natural beauty. Upon entering, you are greeted by an impressive foyer that leads to a grand living area. Here, a cozy gas fireplace creates a warm and inviting ambiance, perfect for both relaxation and entertaining. The gourmet kitchen, a true centerpiece of the home, is outfitted with top-of-the-line built-in appliances, a sprawling island with seating, and sleek, contemporary finishes. Adjacent to the main kitchen, the elegantly designed spice kitchen provides additional prep space, enhancing functionality and style. The open-concept main floor is ideal for both everyday living and hosting gatherings, seamlessly connecting the kitchen, dining, and living areas. Upstairs, you'll discover a spacious family room, ideal for entertaining guests or enjoying quality family time. Modern glass railings add a touch of elegance and create an open, airy atmosphere. The upper level features four generously sized bedrooms, each thoughtfully designed for comfort and privacy. The primary suite is a luxurious retreat, complete with a stunning 5-piece ensuite bathroom featuring double vanities, premium fixtures, and ample space for relaxation. The additional three bedrooms are well-appointed and share a beautifully designed 5-piece bathroom. The walkout basement offers incredible potential, with ample space to create up to three additional bedrooms and the possibility of a legal suite, subject to City of Calgary approval. This versatile space can be tailored to your needs, whether as a guest suite, home office, or recreational area. Situated in a tranquil setting with spectacular pond views, this home offers a perfect blend of modern luxury and natural serenity. With its premium upgrades, thoughtful design, and exceptional location, this property is a true gem. Don't miss the opportunity to make this dream home yours—schedule your viewing today and experience unparalleled elegance and peaceful living.

Inclusions:
Property Listed By:

N/A
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











